

Fire Station Study Committee Report to Select Board September 18, 2006

**Site & Building Assessment Study
Conducted by: Caolo & Bieniek Associates, Inc.**



Committee members

Lynn Griesemer, Chair

Ted Mone, Vice-Chair

Larry Archey

John Coull

Lee Hines

Kay Moran

Victor Zumbruski

Fire Chief Keith Hoyle (staff liaison)

Study Conducted by:

Caolo & Bieniek Associates, Inc.

Jim Hanifan, A.I.A.

Berkshire Design Group

Rick Klien, A.S.L.A.

Charge to the Fire Station Study Committee

“Utilizing the national standards for EMS (emergency medical services) and fire responses, determine if Amherst needs two or three staffed fire stations to meet these objectives, and report on possible locations of a new or several station(s)”

-Committee charge from Town Manager, 2004

Study Tasks:

- Study of Committee's options 1, 2 & 4
- Analysis Central Station conditions
- Assessment of present & future Fire Department needs
- Identification & analysis of sites for new facilities
- Cost estimates for each option

Options:

Option #1

- Renovate existing headquarters
- Construct new sub station

Option #2

- Renovate existing headquarters into a sub station
- Construct a new headquarters

Option #3 (formally option 4)

- Decommission the present headquarters
- Construct a new headquarters

Future Growth:

Amherst Build-Out Analysis & Future Growth Study
(May 2002)

LEGEND



Villages & Downtowns



5 New Dwelling Units

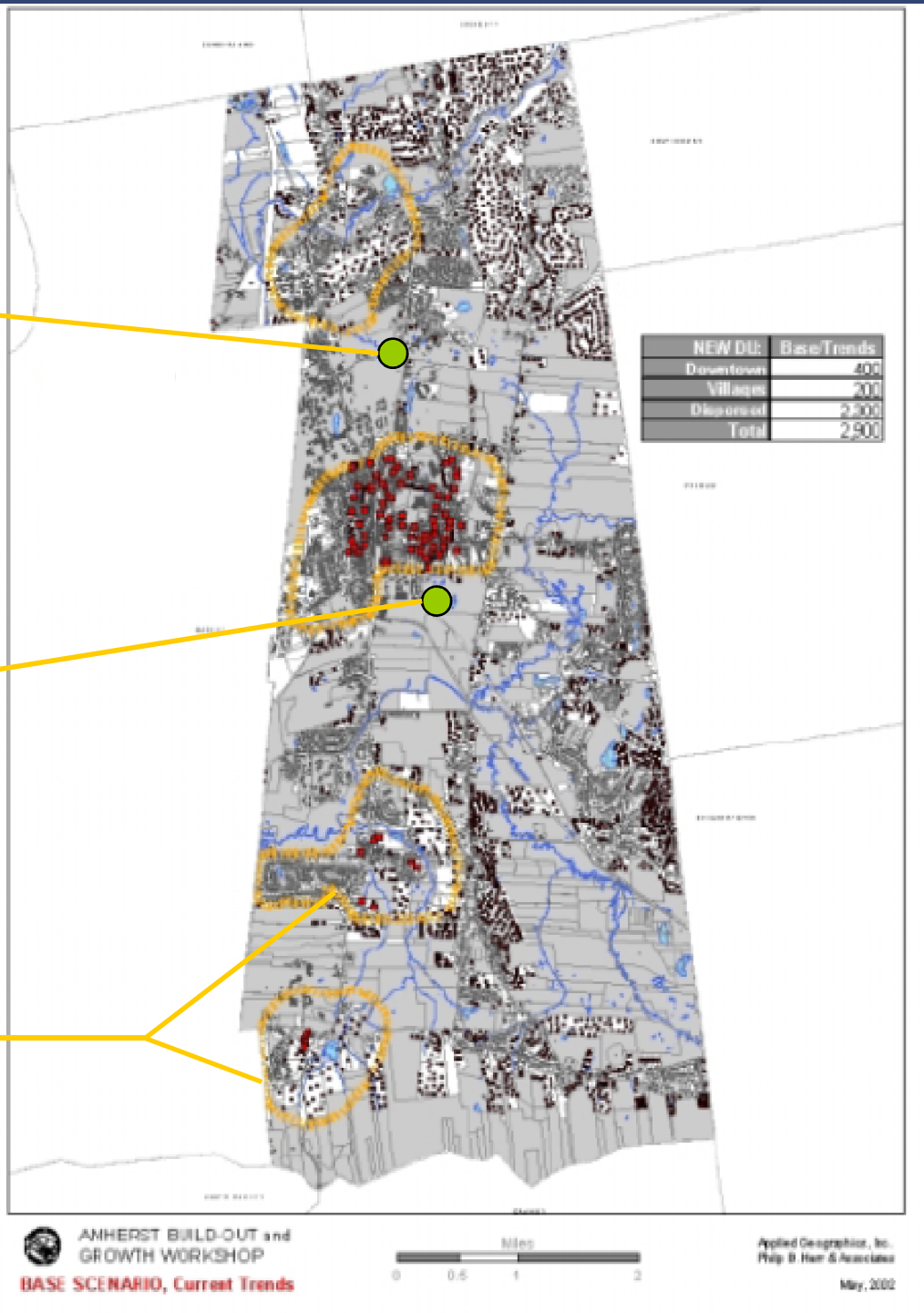


1 New Dwelling unit

North Station

Central Station

Villages &
Downtowns



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Present Fire & EMS Coverage:

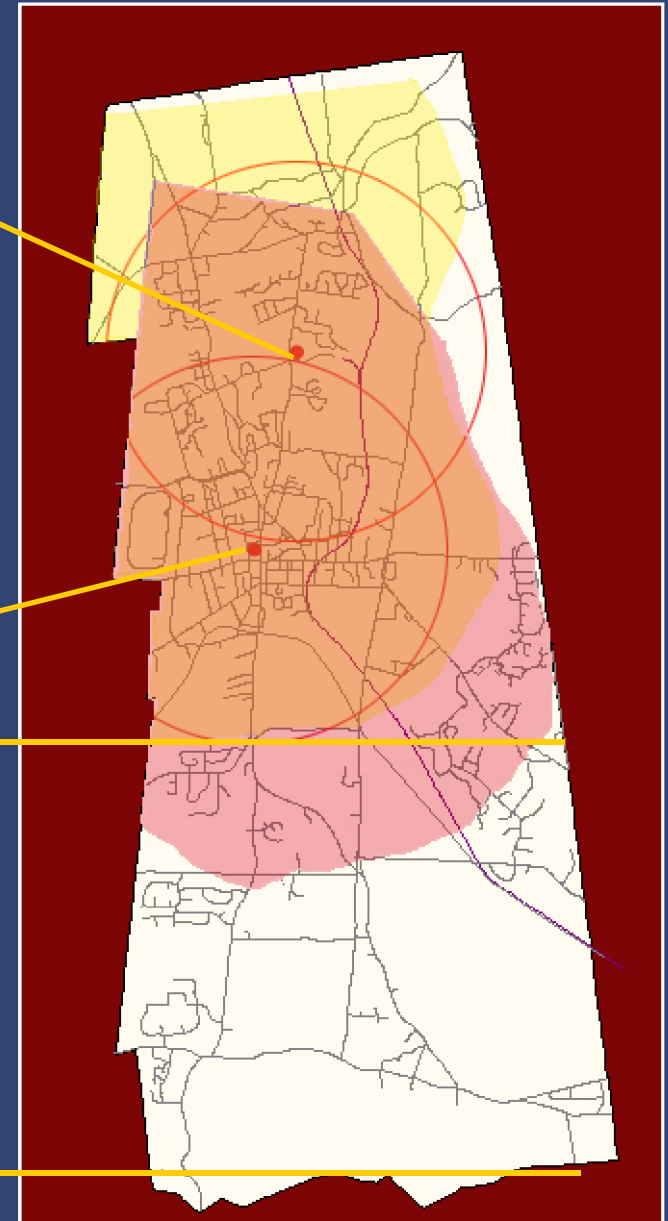
Current NFPA guidelines requires the following:

- First two pumper apparatus be located within 1.5 miles of the central business district (circles).
- Ladder apparatus are required to be located within 2.5 miles of a central business district.
- Pumper apparatus response time is to be 6 minutes or less (shaded areas)
- Ambulance to cardiac arrest or anaphylactic shock response time is 4 minutes (circles)

North Station

Central Station

3.5 Miles +/-



New Fire & EMS Coverage: Option #1

South Amherst Coverage:

- Option #1 potential new sub station site locations

North Station

South Amherst Coverage:

- Option #2 potential new headquarters site location

Note: Shaded areas denotes fire response times within 6 minutes
Circles denote EMS response times within 4 minutes

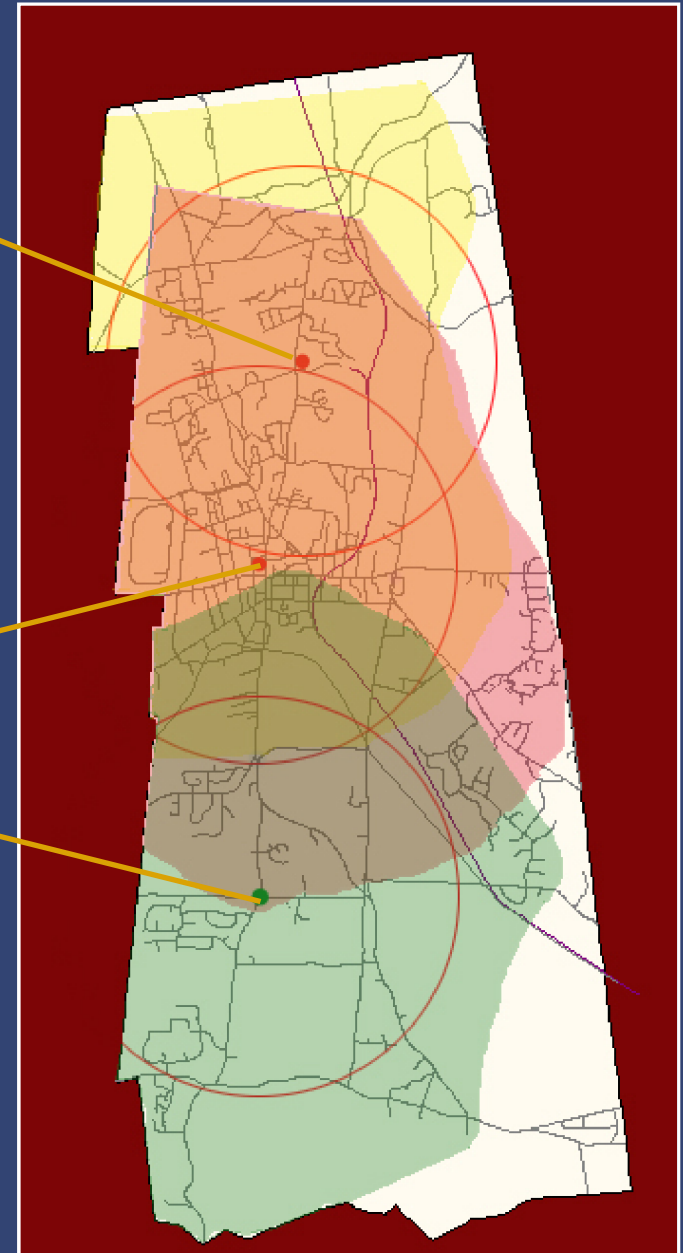
Central Station

Proposed site Area "A"

Advantages/Disadvantages

Pro: Significantly improved coverage for South Amherst; more apparatus space; training space; improved living conditions; greater access to parts of Amherst Woods. Allows town to stage project over several years.

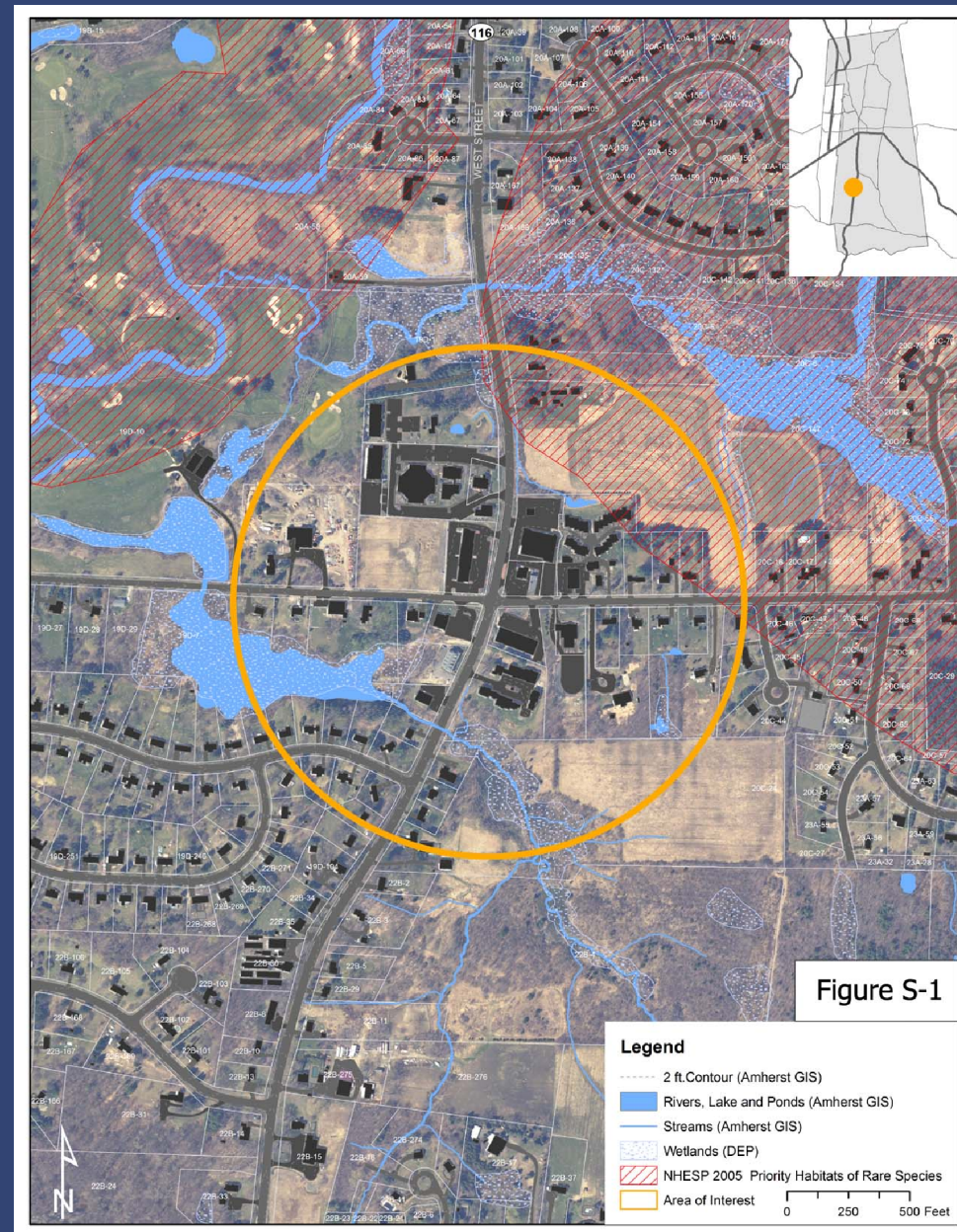
Con: Increased cost for building, operation and staff



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New Fire & EMS Coverage: Option #1

Intersection of South Pleasant & Pomeroy Lane



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New Fire & EMS Coverage: Option #2

South Amherst Coverage:

- Option #1 potential new sub station site locations

South Amherst Coverage:

- Option #2 potential new headquarters site location

Note: Shaded areas denotes fire response times within 6 minutes
Circles denote EMS response times within 4 minutes

North Station

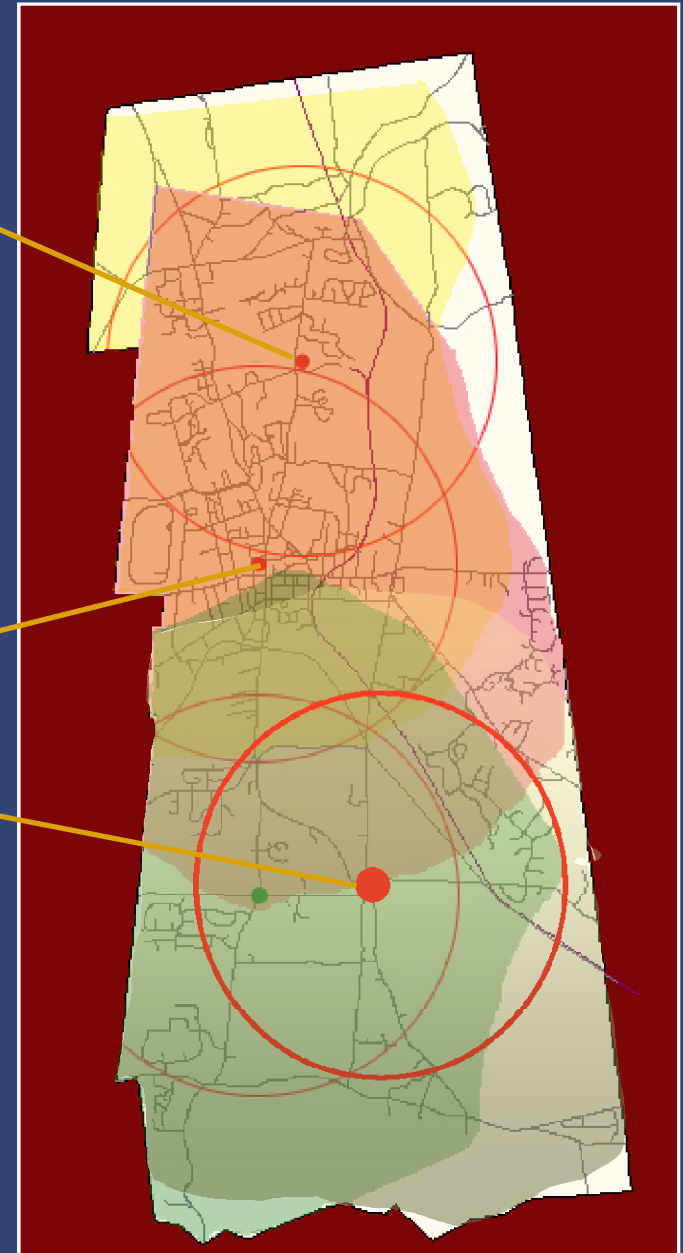
Central Station

Proposed site Area "B"

Advantages/Disadvantages

Pro: Significantly improved coverage for South Amherst; more apparatus space; training space; improved living conditions; greater access to parts of Amherst Woods. Allows town to stage project over several years.

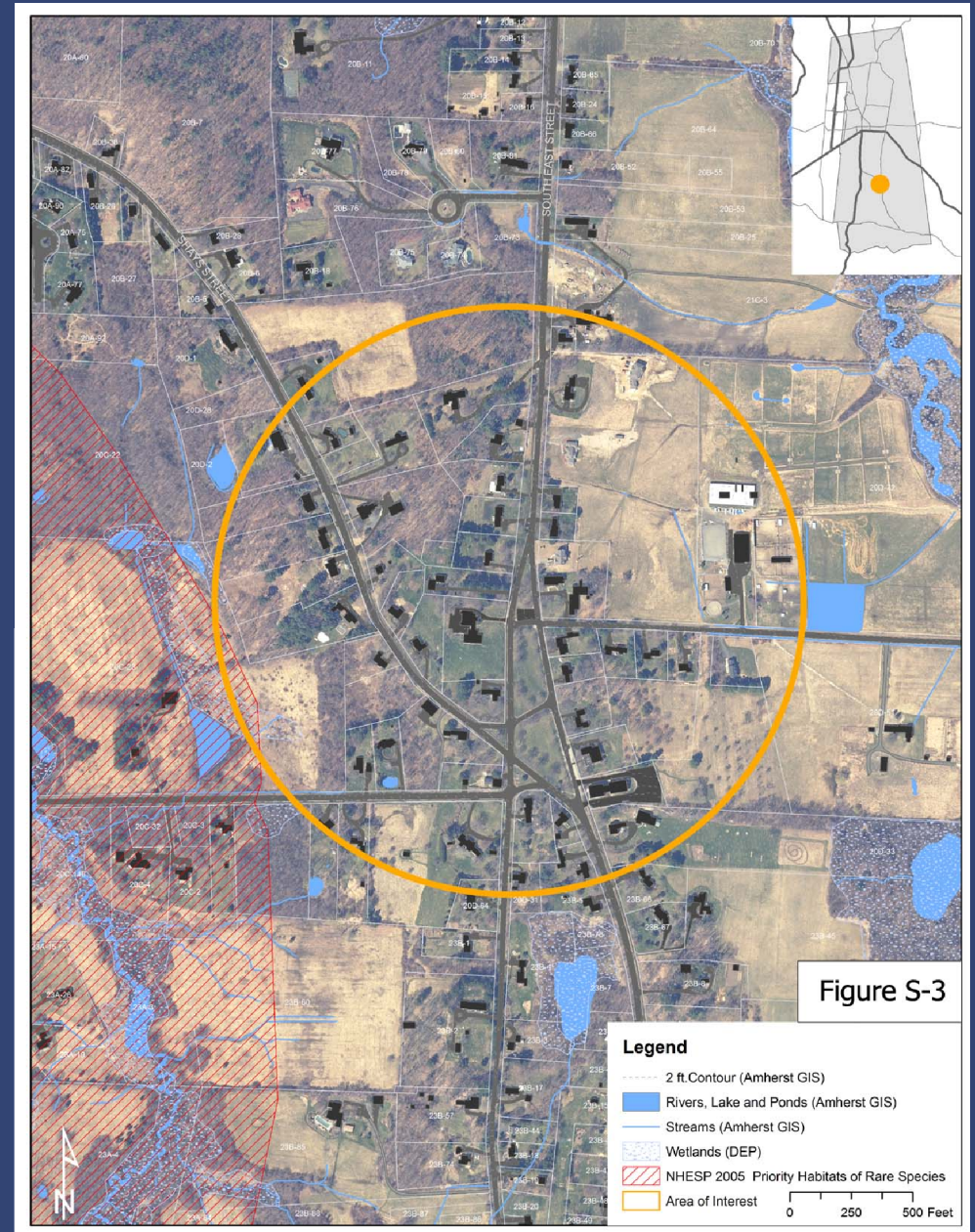
Con: Increased cost for building, operation and staff



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New Fire & EMS Coverage: Option #2

Intersections of South
East Street, Shays Street,
Pomeroy Lane, Middle
Street, & Station Road
(South Amherst Common)



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New Fire & EMS Coverage: Option #3

North Station

Downtown & South Amherst Coverage:

- Option #3 potential new combined headquarters & sub station site location
- Demolishing of Central Station

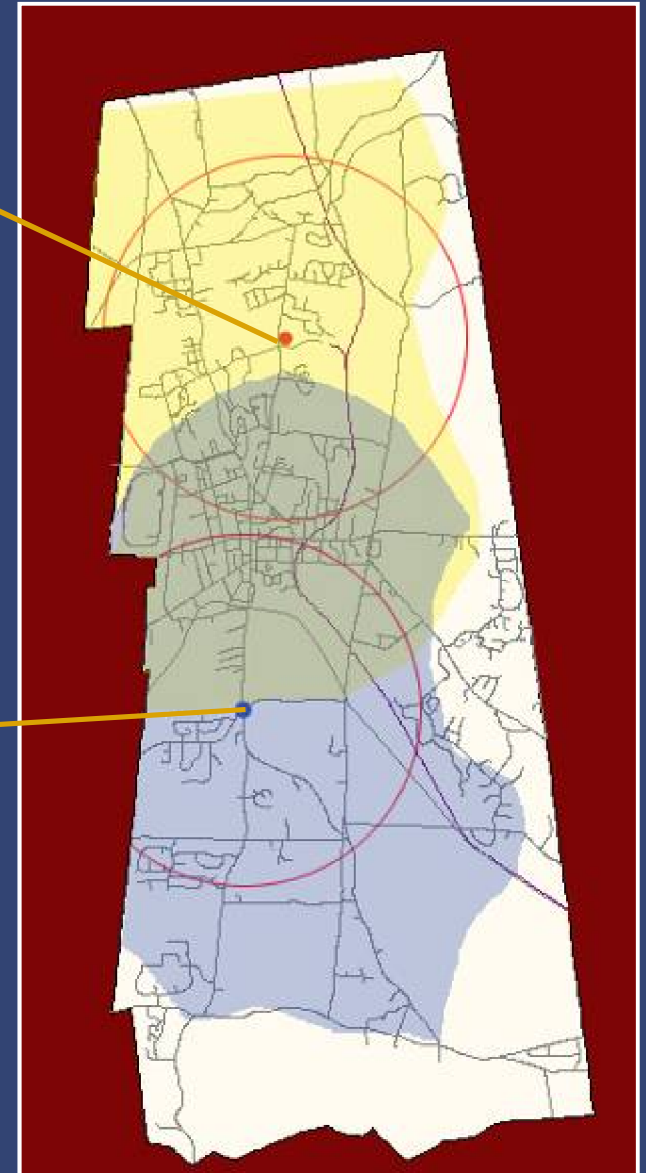
- **Note:** Shaded areas denotes fire response times within 6 minutes
Circles denote EMS response times within 4 minutes

Proposed site

Advantages/Disadvantages

Pro: Slightly improved coverage for South Amherst; more apparatus space; improved living conditions. Sell Central to help fund project.

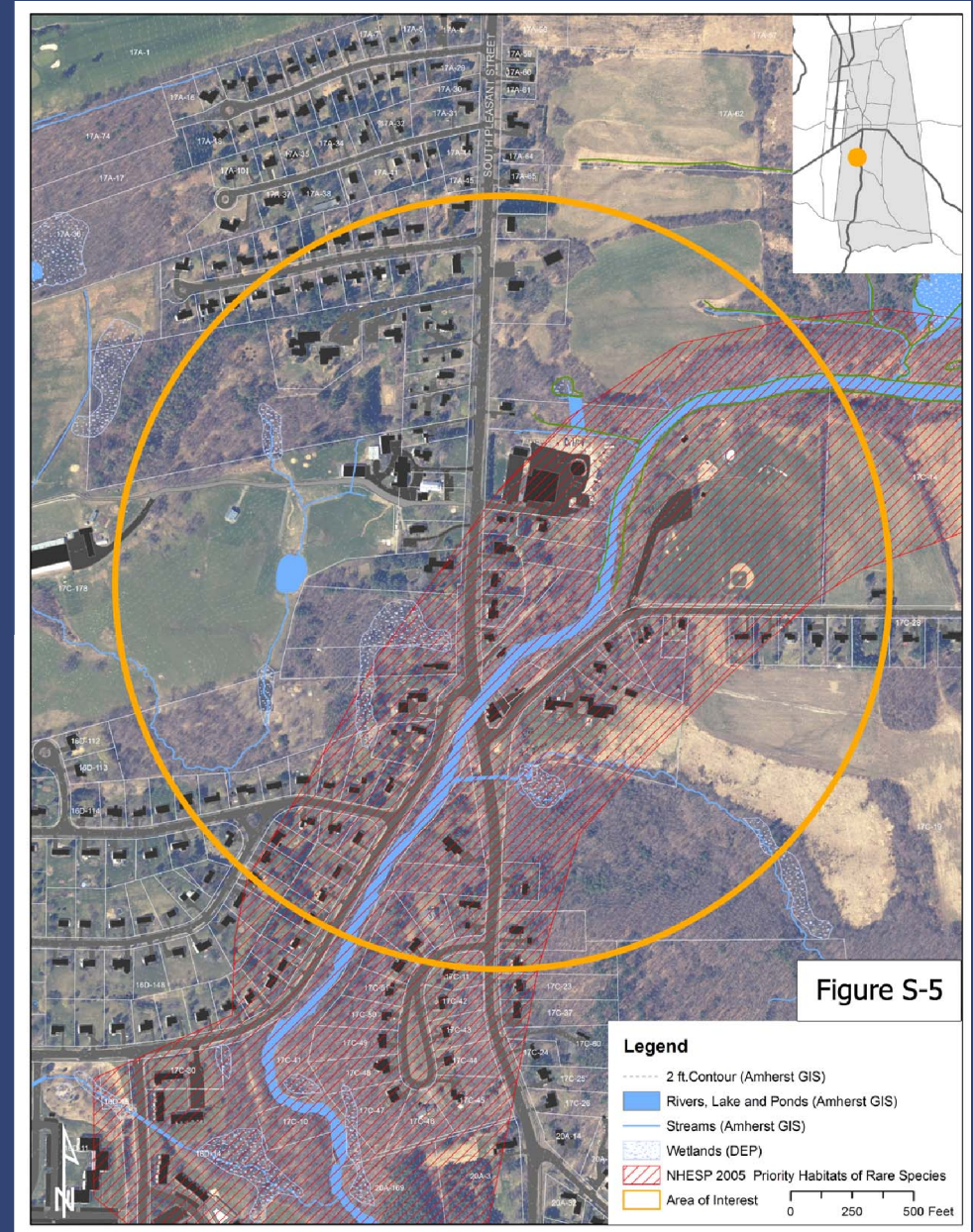
Con: Increased cost for building, operation and staff. Increased response time to downtown, Amherst College as first crew, and to UMass as second crew.



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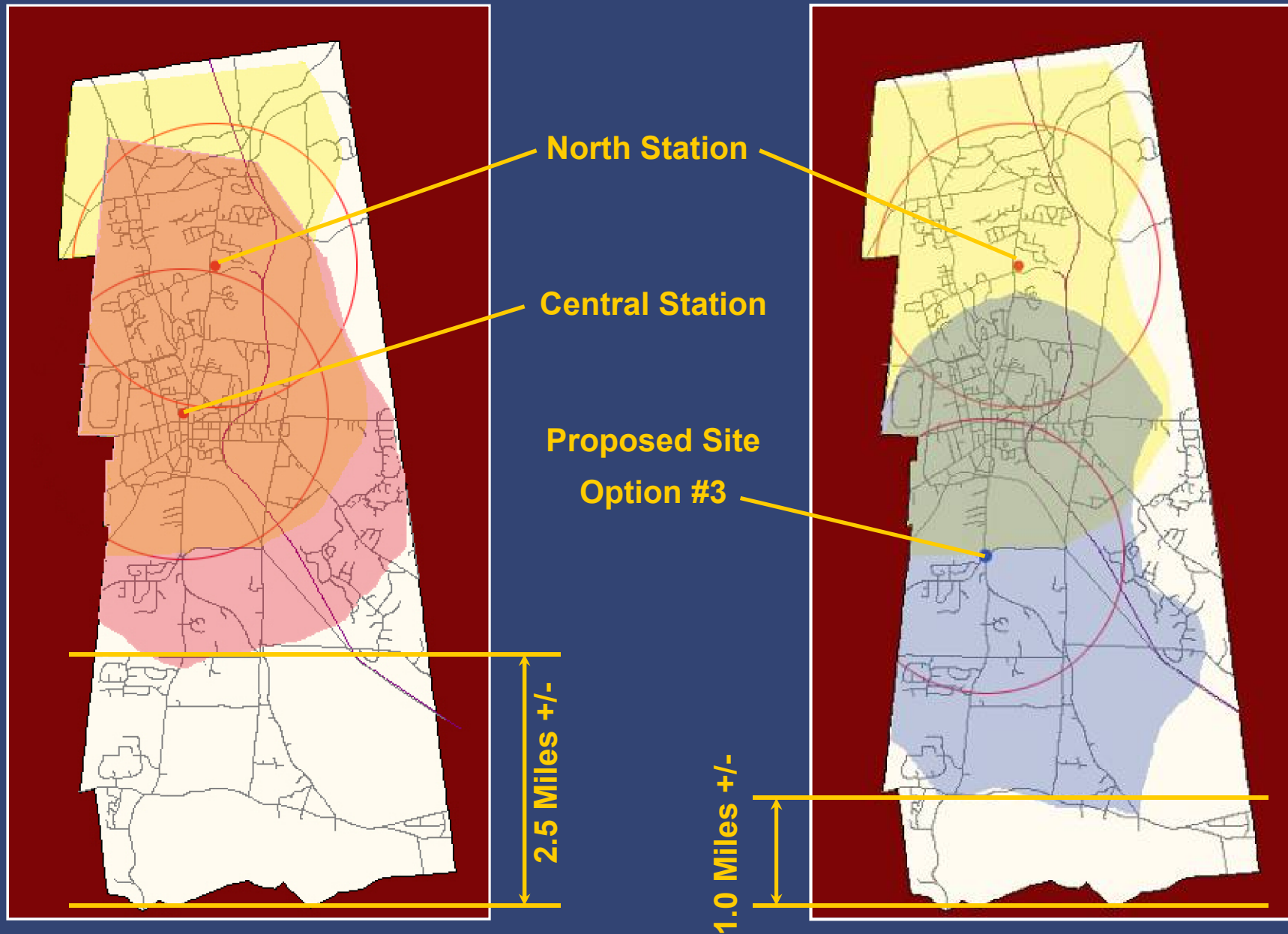
New Fire & EMS Coverage: Option #3

Intersection of South Pleasant, Mill Lane, & East Hadley Road



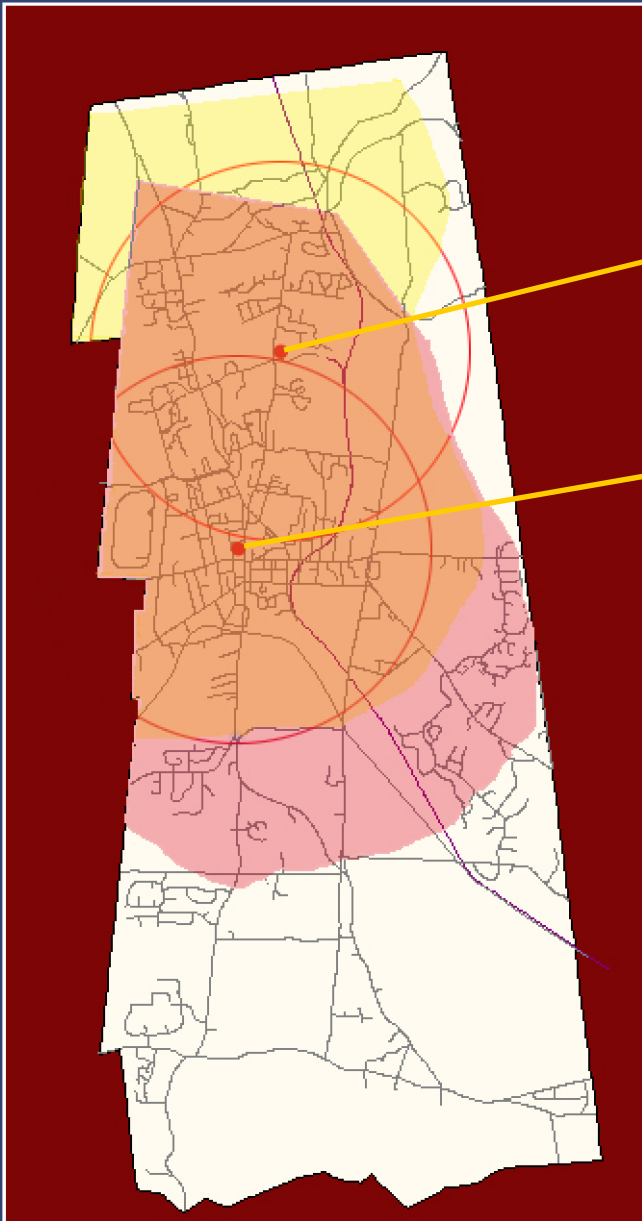
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New Fire & EMS Coverage:



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Present Fire & EMS Coverage



North
Station

Central
Station

Proposed
Site "A"

Proposed
Site "B"

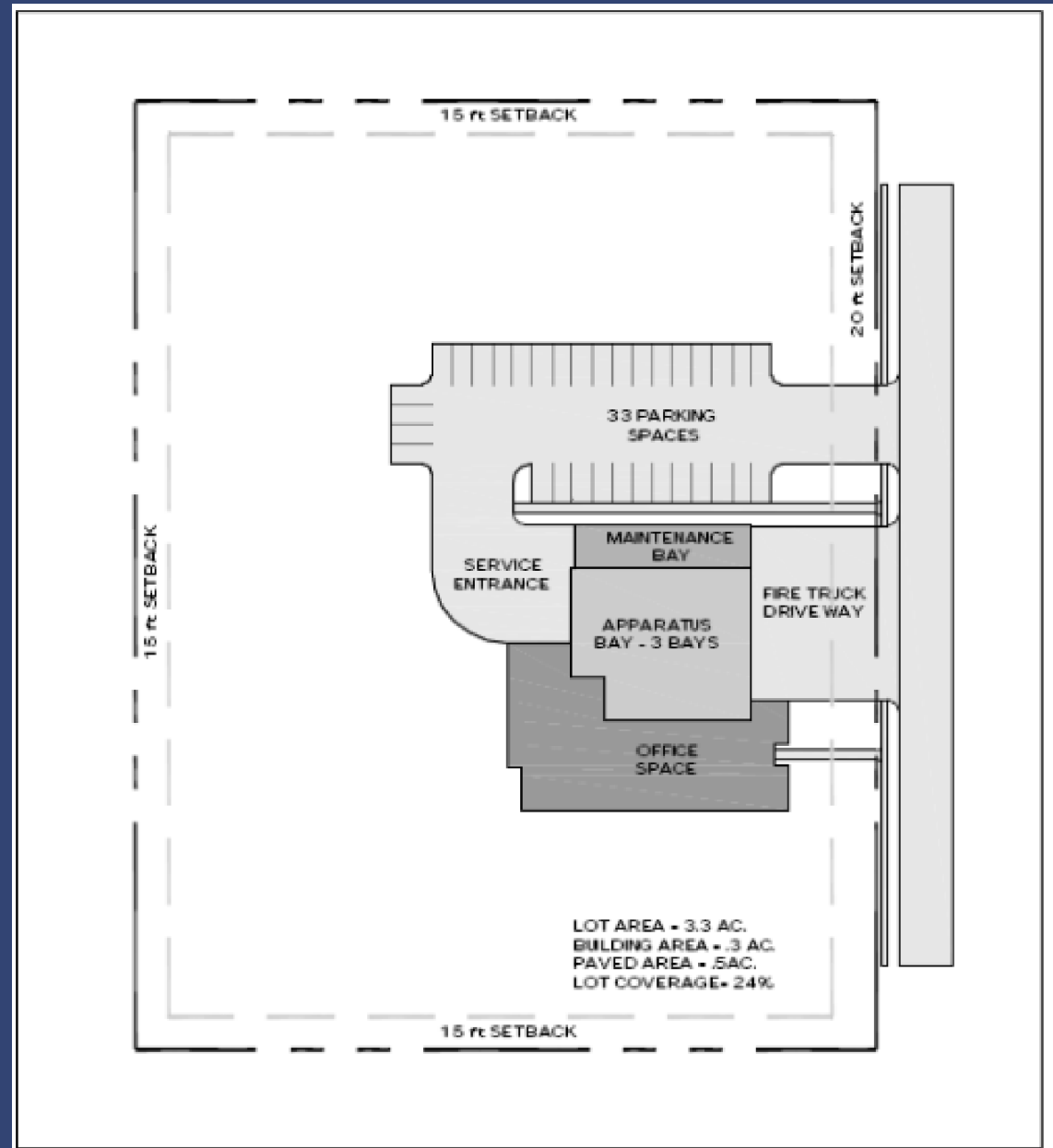
Proposed Fire & EMS Coverage



Conceptual Site Plans:

Sub Station:

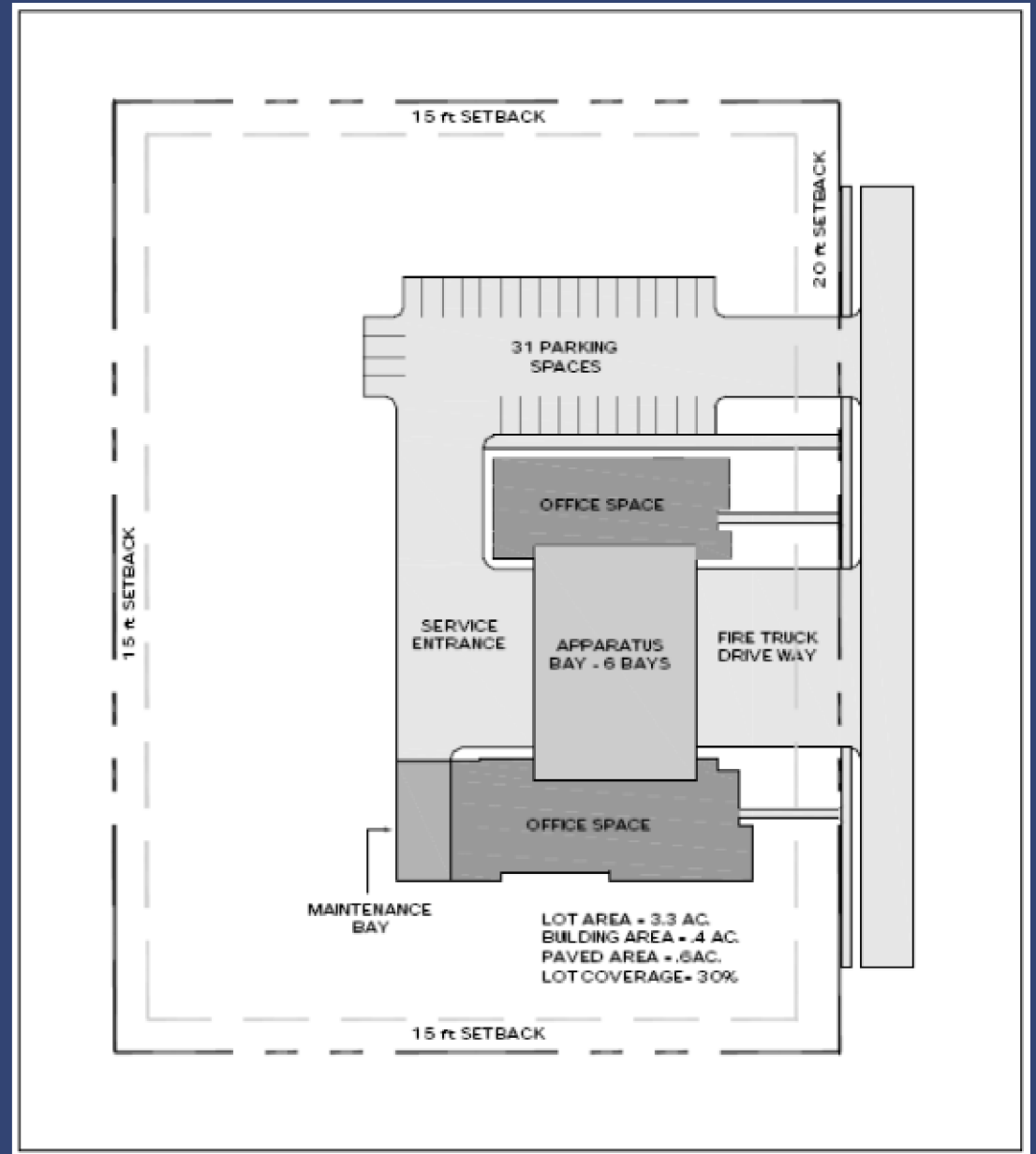
- Approx. 13,760 sq. ft. building
- 3 apparatus bays
- Requires approx. 3 AC site
- Setbacks: 15' side & rear, 20 front
- Maximum 30% lot coverage



Conceptual Site Plans:

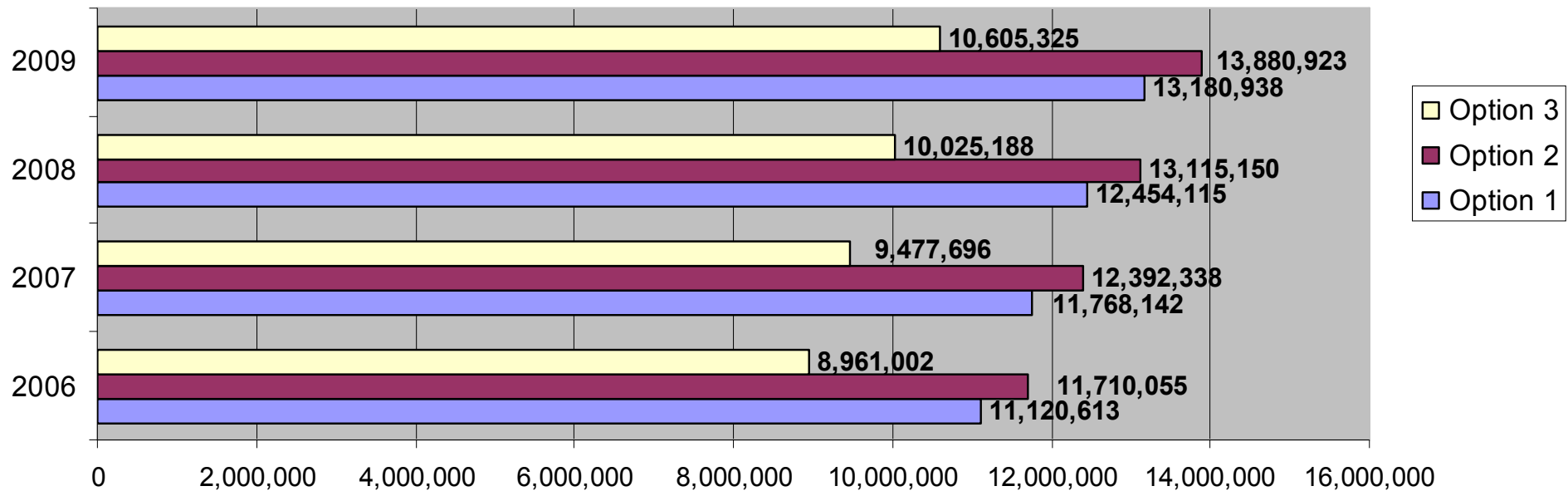
Headquarters Station:

- Approx. 16,940 sq. ft. building
- 3 apparatus bays
- Requires approx. 3 AC site
- Setbacks: 15' side & rear, 20 front
- Maximum 30% lot coverage *



Estimated Cost:

INFLATION CHART

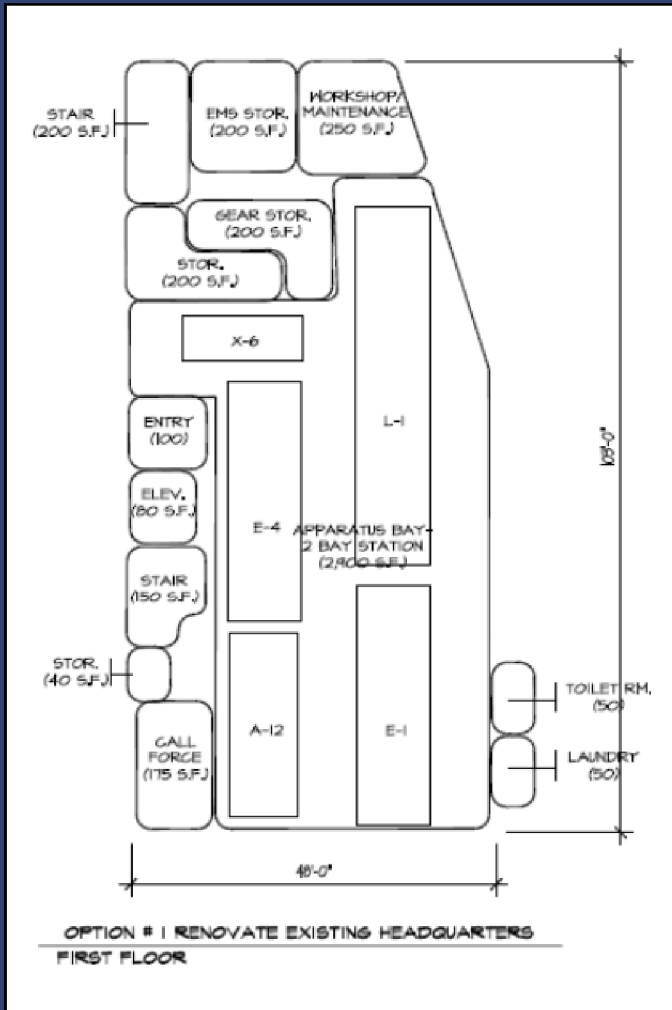


Estimated Cost Includes:

- Construction Cost
- Contingency
- Construction Manager Fees
- Architectural & Engineering Fees
- Data, Furnishing & Equipment
- Advertising & Printing
- Testing
- Land Acquisition *
- Administration, Financing, Bond
- Inflation of 6% per year

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Demolition of Central Station:

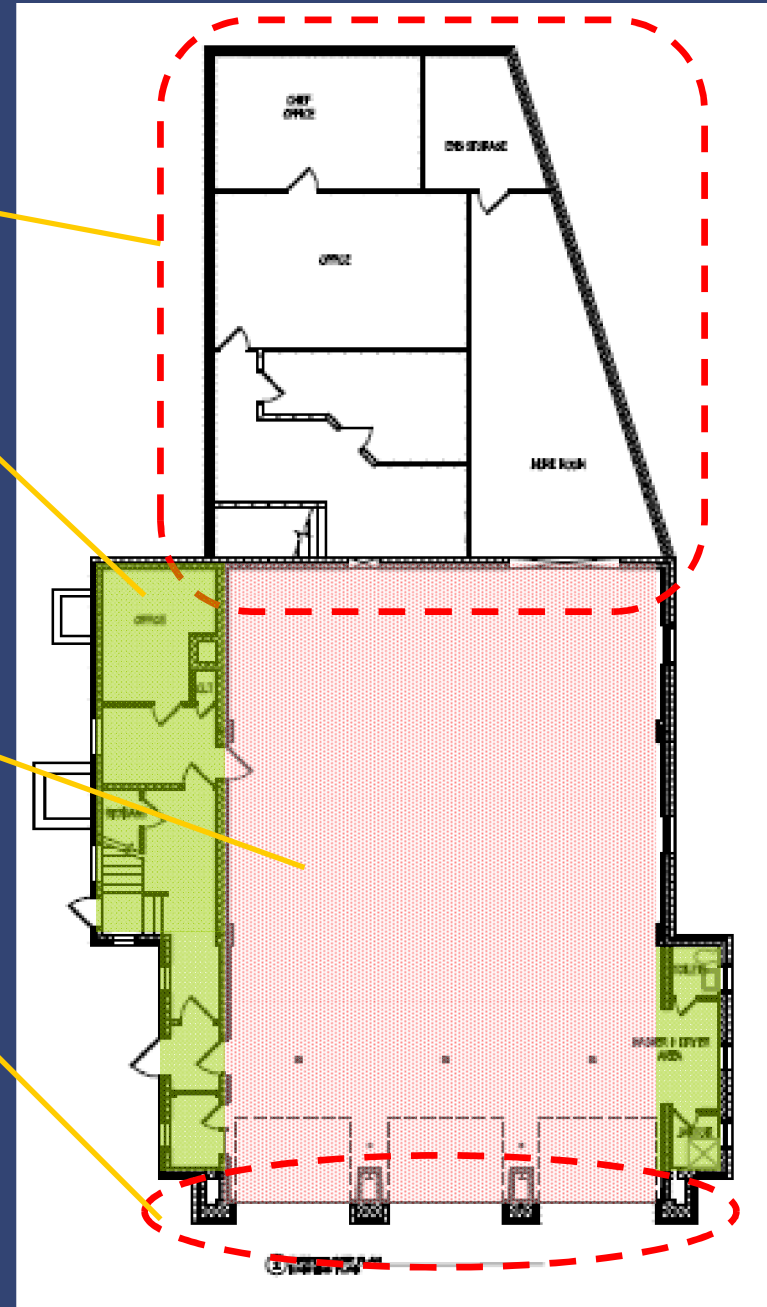


Rear portion of the building demolished for new addition

Green area: General Renovations

Red area: Removal of concrete floor, basement & crawl space

Removal of front façade to convert to a 2 bay station.



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A phased approach to improving fire and ambulance protection for the Town of Amherst

Year 1 – Preliminary site evaluation, preliminary design and cost estimates for South Fire station and preliminary cost estimates for Central Fire Station (completed)

Year 2 – Town Selects Option desired for Amherst; Manager appoints Building Committee; Site “purchased”

Year 3 – Development of Specifications and RFP for new fire station(s)

Years 4/5 – Build South Fire Station and move Central Fire Station crew to South Fire Station.

Years 6/7 – Renovation of Central Fire Station

Years 8/10 – Fully staff three fire stations